EASTERN MENNONITE COLLEGE INC
DB 0/0
TM 48-H-4
ZONE R-3 INSTITUTIONAL OVERLAY

EASTERN MENNONITE HIGH SCHOOL
DB 0/0
TM 47-N-7
ZONE R-3 INSTITUTIONAL OVERLAY

MT. CLINTON PIKE

MT. CLINTON PIKE
FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL

72'

CHICAGO AVENUE

MH

CHRISTIAN LIGHT PUBLICATIONS, INC.
DB 3212/395
TM 47-P-16
ZONE B-2

CHRISTIAN LIGHT PUBLICATIONS INC
DB 2889/208
TM 47-P-15
ZONE B-2

SFD RESIDENCE
1070 CHICAGO AVE.

STORAGE SHED

SFD RESIDENCE
1068 CHICAGO AVE

CHRISTIAN LIGHT PUBLICATIONS, INC.
DB 1757/325
TM 47-P-14
ZONE B-2

1051 MT. CLINTON PIKE

EXISTING
MANUFACTURING – 7,000 SF
WAREHOUSE – 13,000 SF

PROPOSED
WAREHOUSE – 20,000 SF

PROPOSED ENCLOSED WALKWAY

1047 MT. CLINTON PIKE

EXISTING
WAREHOUSE – 10,000 SF

PROPOSED
MANUFACTURING – 10,000 SF

HARRISONBURG GIFT & THRIFT SHOP, INC.
DB 3388/381
TM 47-M-2
ZONE B-2

CHRISTIAN LIGHT PUBLICATIONS INC
DB 4157/65
TM 47-M-1
ZONE B-2

8,700 SF OFFICES
1066 CHICAGO AVE.

500 SF BOOKSTORE
8,900 SF OFFICES
1064 CHICAGO AVE.

STORAGE SHED

900 SF OFFICE
4-EMPLOYEE APARTMENTS
1056 CHICAGO AVE.

CHRISTIAN LIGHT PUBLICATIONS INC
DB 0/0
TM 47-P-11
ZONE B-2

PROPOSED
23,474 SF
WAREHOUSE

SFD RESIDENCE
1048 CHICAGO AVE.

CHRISTIAN LIGHT PUBLICATIONS INC
DB 1490/633
TM 47-P-10
ZONE B-2

USE: VACANT

1040 CHICAGO AVE.

GRASS PAVERS OR COMPACTED TURF FOR FIRE ACCESS

CHRISTIAN LIGHT PUBLICATIONS INC
DB 0486/603
TM 47-P-9
ZONE B-2

SFD RESIDENCE
1032 CHICAGO AVE.

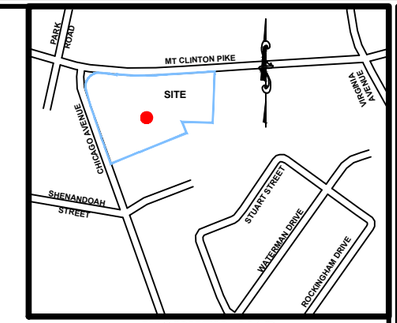
WALNUT LANE LLC
DB 2663/643
TM 47-P-6
ZONE R-3

WALNUT LANE LLC
DB 2663/643
TM 47-E-6A
ZONE R-3

MERNA B SHANK TRUSTEE
DB 1292/595
TM 47-J-7
ZONE R-1

RONALD D BRYCE
DB 0/0
TM 47-J-6
ZONE R-1

GRAPHIC SCALE
40' 0 40' 80'
SCALE: 1"=40'



VICINITY MAP
SCALE: 1" = 500'

LEGEND

- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- GUY WIRE
- EXISTING UTILITY POLE
- WATER LINES
- FIRE LINE
- WATER METER CONDUIT
- SANITARY LINES
- STORM SYSTEM
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EOP
- PROPOSED PARKING
- EXISTING ROAD
- EXISTING PARKING
- CURBING: CG-6 OR CG-7
- PROPOSED CG-12A
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- CONCRETE PAVING
- HEAVY PAVEMENT
- GRASS AREA
- FIRE ACCESS

SITE DESIGN:
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

DEVELOPER:
CHRISTIAN LIGHT PUBLICATIONS
1050 MT. CLINTON PIKE
HARRISONBURG, VA 22802
540-434-1003

PROPERTY INFO:
TM# 47-P-9 & 14
2.06 & 3.52 ACRES
ZONED: B-2
USE: PUBLISHING
TM# 47-M-1
1.53 ACRES
ZONED: B-2
USE: VACANT

BUILDING INFO:
HEIGHT: 38'-7"
AREA: 23,474 SF
USE GROUP: S-1
CONSTRUCTION TYPE: IIB
NFF: 1500 GPM
w/o FIREWALL
NFF: 1250 GPM
w/FIREWALL
EITHER OPTION FULLY SPRINKLERED

Date:	SEPT 2020
Scale:	AS NOTED
Designed by:	RIJ
Drawn by:	RIJ
Checked by:	EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7604
E-Mail: BE@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA
EDMOND H. BLACKWELL
Lic. No. 14,
PROFESSIONAL ENGINEER
DRAFT

Revision Dates

SITE LAYOUT – SPECIAL USE PERMIT

WAREHOUSE
CHRISTIAN LIGHT PUBLICATIONS
1047 MT. CLINTON PIKE
HARRISONBURG, VA 22802

Drawing No.
1
of 1 Sheets

Job No. 2204-2020